

**CITY OF MONROE
PLANNING COMMISSION MINUTES
June 11, 2012**

 APPROVED

The meeting of the Monroe Planning Commission was scheduled for June 11, 2012 at 7:00 p.m., in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Chairman Loots called the meeting to order at 7:00 p.m.

ROLL CALL

Secretary Kim Shaw called the roll. The following were:

Present: Chairman Loots, Commissioners Dave Demarest, Bill Kristiansen, Wayne Rodland, Jeff Sherwood, Bridgette Tuttle

Staff Present: Planning & Permitting Manager Paul Popelka and Secretary Kim Shaw

CITIZEN COMMENT

No comments at this time.

APPROVAL OF MINUTES

March 12, 2012

Commissioner Demarest made a motion to approve the minutes of March 12, 2012 as written. Motion seconded by **Commissioner Rodland**. Vote carried 6/0.

March 19, 2012

Commissioner Demarest made a motion to approve the minutes of March 19, 2012 with changes as noted. Motion seconded by **Commissioner Sherwood**. Vote carried 6/0.

May 14, 2012

Commissioner Demarest made a motion to approve the minutes of May 14, 2012 as written. Motion seconded by **Commissioner Rodland**. Vote carried 6/0.

PUBLIC HEARING

A. RZ2012-02- EAST MONROE ECONOMIC DEVELOPMENT GROUP REZONE

Manager Popelka summarized the background of this proposed change of zoning from Limited Open Space (LOS) to General Commercial (GC). This zoning is being considered for consistency with the pending approval of the Comprehensive Plan Amendment. He also explained that there is an appeal to the Final Phased Environmental Impact Statement that will be held before the Hearing Examiner July 19, 2012.

Chairman Loots opened the floor to the Commissioners. There were questions on the process of the appeal as well as the public hearing before the City Council. There are some concerns that there may be action taken before the appeal has been heard.

The subject of the Gateway Overlay Zoning was discussed with questions on how the Commissioners can move forward with a recommendation to Council if there is no definition in the Comprehensive Plan. Manager Popelka explained that there are "Gateways" at each entrance into the City.

Staff recommendation is to approve the Comprehensive Plan Amendment and forward a recommendation to City Council to approve the East Monroe rezone. The subject of wetlands was addressed with **Manager Popelka** explaining that the developable area of the property has some wetlands or buffer.

Chairman Loots opened the public testimony portion of the public hearing for RZ2012-02 and gave the Affirmation of Truth to those wishing to speak on this item.

Lowell Anderson 129 E Rivmont Dr, Monroe, WA 98272

Mr. Anderson is opposed to of this proposal. He has concerns on the cost to the City on some of the development. He stated that there are impacts not addressed in the Phased Environmental Impact Statement PEIS). He would like answers to the questions in the documents submitted for the record.

Chad McKamen 21624 Calhoun Rd, Monroe, WA 98272

Mr. McKamen is opposed to this proposal. He believes the property is zoned to protect the community and the general public and feels that the Phased Environmental Impact Statement is inadequate because it does not address the impacts, and this proposal should not be pushed through before the Comprehensive Plan change is approved.

Douglas Hamar 21122 Calhoun Rd, Monroe WA 98272

Mr. Hamar is opposed to this proposal. The rezone would violate the Monroe Municipal Code (MMC) Chapter 14 Floodways Section D where no new construction or development is permitted in zones A1-30 and AE, the best available science in the WAC, and MMC Chapter 20 Section B mitigation measures. He submitted for the record a calendar with property photos.

Robert Martin 103 East Rivmont Dr, Monroe, WA 98272

Mr. Martin is opposed to this proposal. He summarized his concerns of the environmental impacts on the site. He stated nothing is preventing development going to the east of this property in the County. He also feels that this was a pre-determined outcome.

Darlene Setzer 21608 Calhoun Rd, Monroe, WA 98272

Ms. Setzer lives on the bluff above this property and has witnessed rescues from this property when the creek overflows. She believes this is just a floodplain.

Chairman Loots asked for a motion to close the public testimony portion of the hearing.

Commissioner Kristiansen made a motion to close the public testimony portion of the public hearing. Motion seconded by **Commissioner Demarest**. Motion carried 6/0.

Commissioner Sherwood made a motion to close the public hearing. Motion seconded by **Commissioner Rodland**. Motion carried 6/0.

Commissioner Demarest commented on the "Gateway", which he feels this is in no way what he would imagine as a "Gateway" to the city.

Commissioner Kristiansen addressed his comments made at a previous meeting about the taking of property. He was referring to the process for rezoning, not the taking of an owner's property.

Commissioner Rodland does not see how this rezone will help the business in Monroe as there are now several vacant buildings and properties.

Commissioner Tuttle agrees that the gateway is not a viable option. She stated that it will be the developer's job to make this work, not the city's problem. She requested clarification of the PEIS and questioned if the application may be reversed.

Manager Popelka explained that there are unavoidable impacts and discussed whether the PEIS addresses those impacts. The impacts would have to be mitigated prior to development.

Chairman Loots commented that it should be left as open space. The PEIS is not done and it is premature to decide on the rezone before the Comprehensive Plan is approved.

Commissioner Kristiansen responded to **Commissioner Demarest's** comment on when the Commissioners voted to not forward a recommendation to the Council.

Commissioner Demarest made a motion recommending denial of the rezone. Motion seconded by **Commissioner Rodland**. Motion failed 2/4.

Chairman Loots made a motion recommending delaying the rezone decision until the PEIS appeal has completed and considered by from the **Hearing Examiner** prior to the City Council decision. There was no second on the motion.

Chairman Loots modified his motion to recommend denial of the rezone until the PEIS appeal process has been completed and the **Hearing Examiner** has concluded his findings.

Chairman Loots rescinded his motion and recommended delaying the decision on the rezone until the Hearing Examiner concludes his report based on the findings of the PEIS appeal. There was no second to the motion.

Commissioner Demarest made a motion to recommend to City Council to delay any action until the appeal on the PEIS has been completed, and if Council chooses not to delay action that the Planning Commission recommends the Council deny the action. Motion seconded by **Chairman Loots**. Motion tied 3/3.

Commissioner Sherwood stated that the protection is still in place and that the critical areas have been adequately addressed.

Commissioner Sherwood made a motion to recommend approval of this rezone for compliance with the Comprehensive Plan. Motion seconded by **Commissioner Tuttle**. Motion failed 2/4.

Commissioner Kristiansen made a motion to recommend to the City Council that they take no action on this proposal. Motion seconded by **Chairman Loots**. Motion carried 5/1.

WORKSHOP

None.

DISCUSSION BY COMMISSIONERS AND STAFF

Manager Popelka discussed two future rezone proposals in the Roosevelt Road area and on Chain Lake Road. The Chain Lake property was previously approved for assisted living and is proposed to change from R8-11 to MR6000 zoning.

Manager Popelka discussed recent pre-development meetings including a Planned Residential Development (PRD) and the Lake Tye Wakeboard proposal. Nexcore will be submitting plans for building permits. Staff also received a mixed use proposal in the Downtown District.

ADJOURNMENT

Commissioner Demarest made a motion that the June 11, 2012 Planning Commission meeting be adjourned. Motion seconded by **Commissioner Kristiansen**. Motion carried 6/0.

The meeting was adjourned at 9:20p.m.



Paul Loots
Chairman



Kim Shaw
Planning Commission Secretary